



# TA20-0025

# 1585 Springfield Road

Text Amendment



# Proposal

- ▶ To amend the Zoning Bylaw by changing the Development Regulations in the CD16 – Bingo and Gaming zone and replacing the CD16 – Bingo and Gaming Site Plan to reflect these changes.

# Development Process

Dec 18, 2020

Development Application Submitted

Staff Review & Circulation

Sept 14, 2020

Public Notification Received

Jan 18, 2021

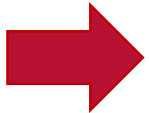
Initial Consideration

Public Hearing  
Second & Third Readings

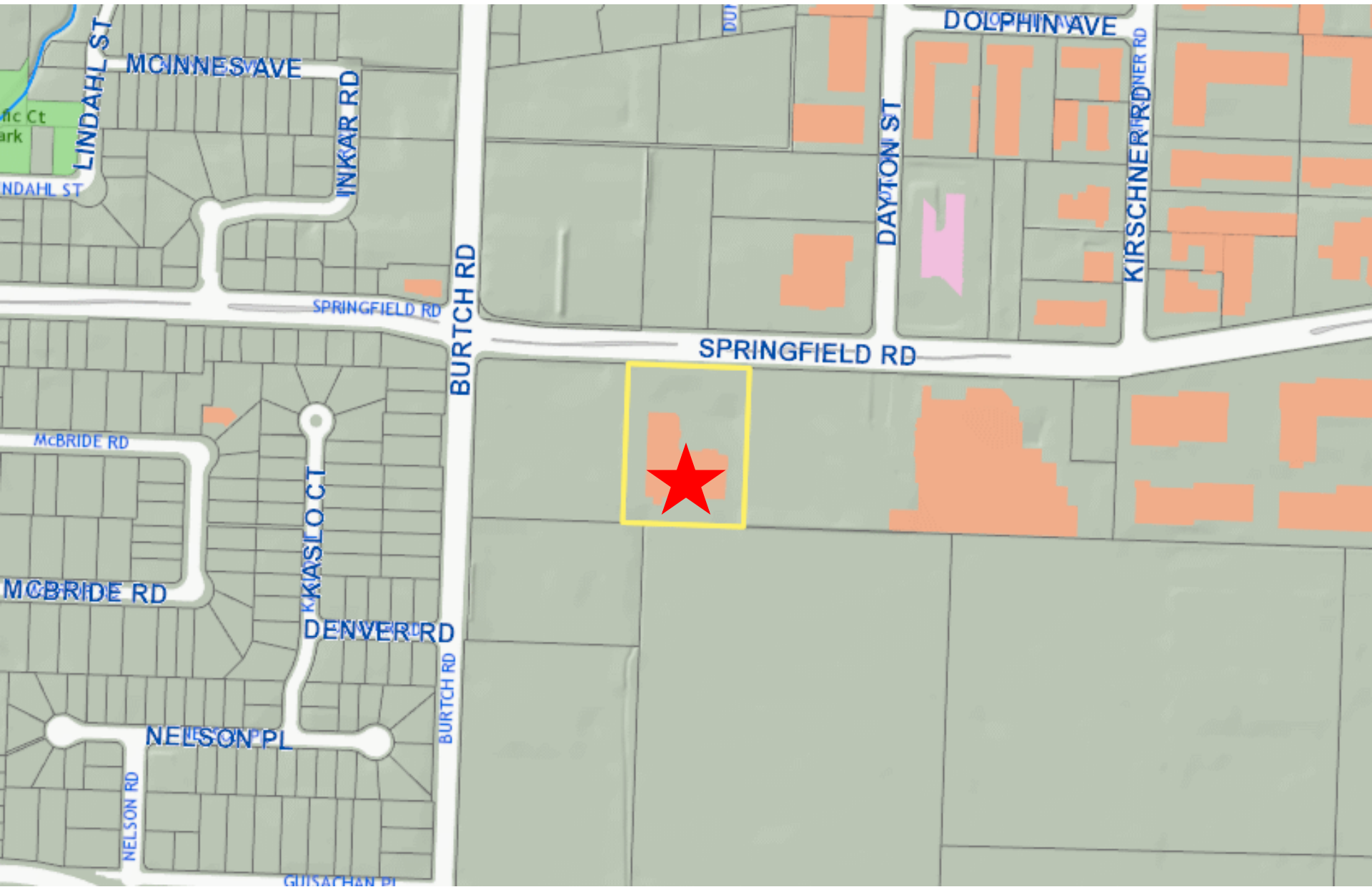
MOTI Approval, Final Reading

Building Permit

Council  
Approvals

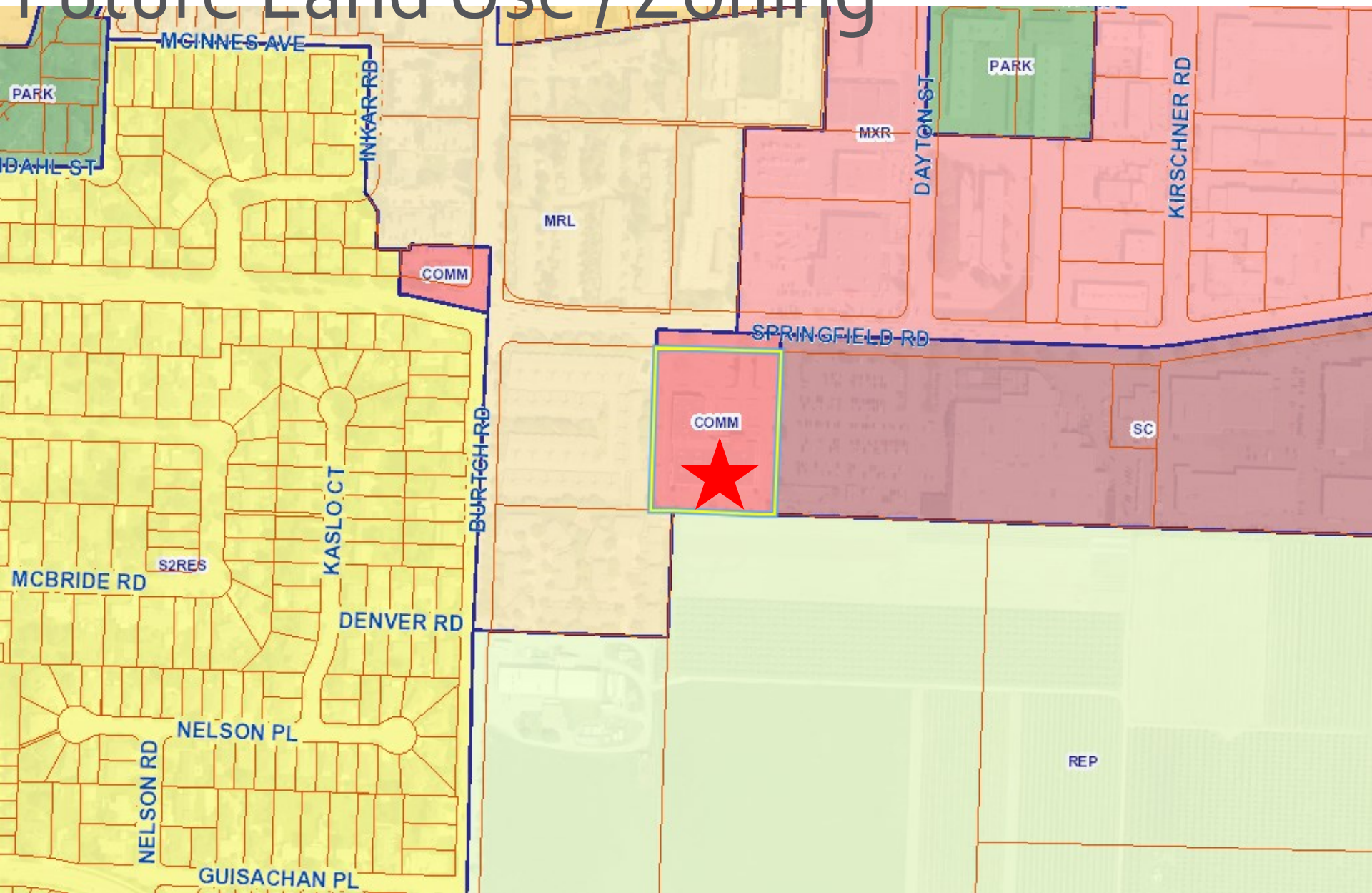


# Context Map



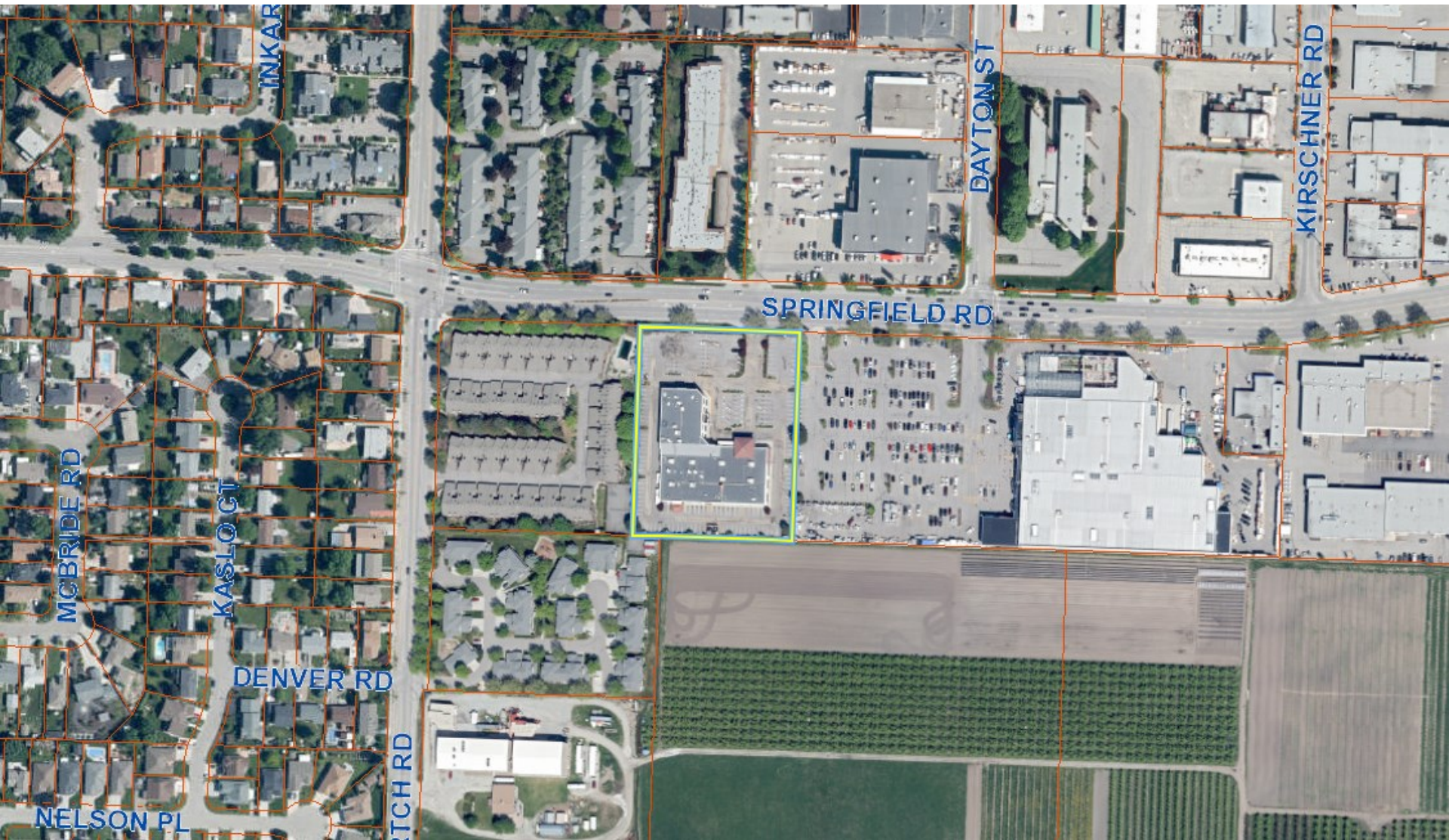


# Future Land Use / Zoning





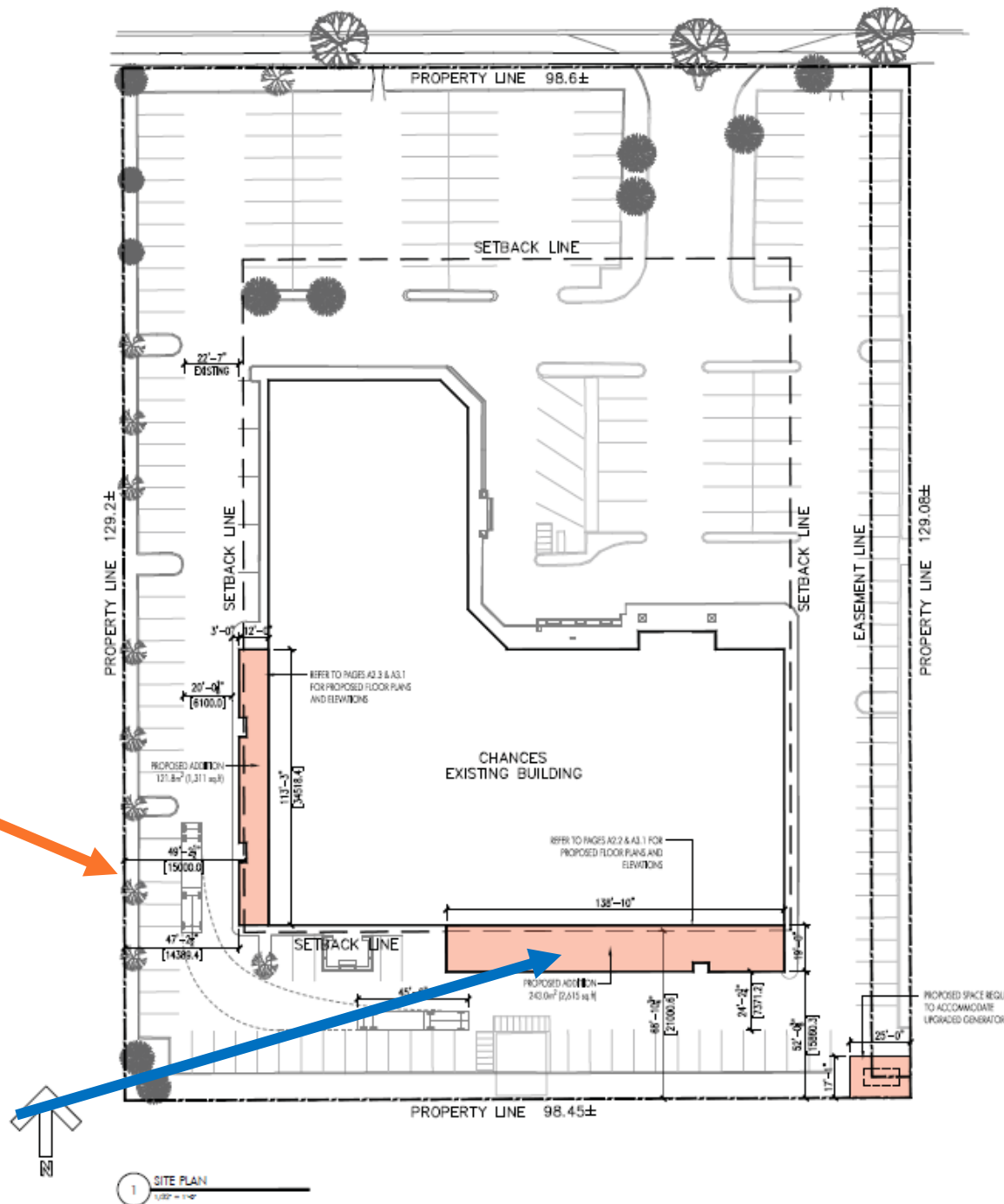
# Subject Property Map



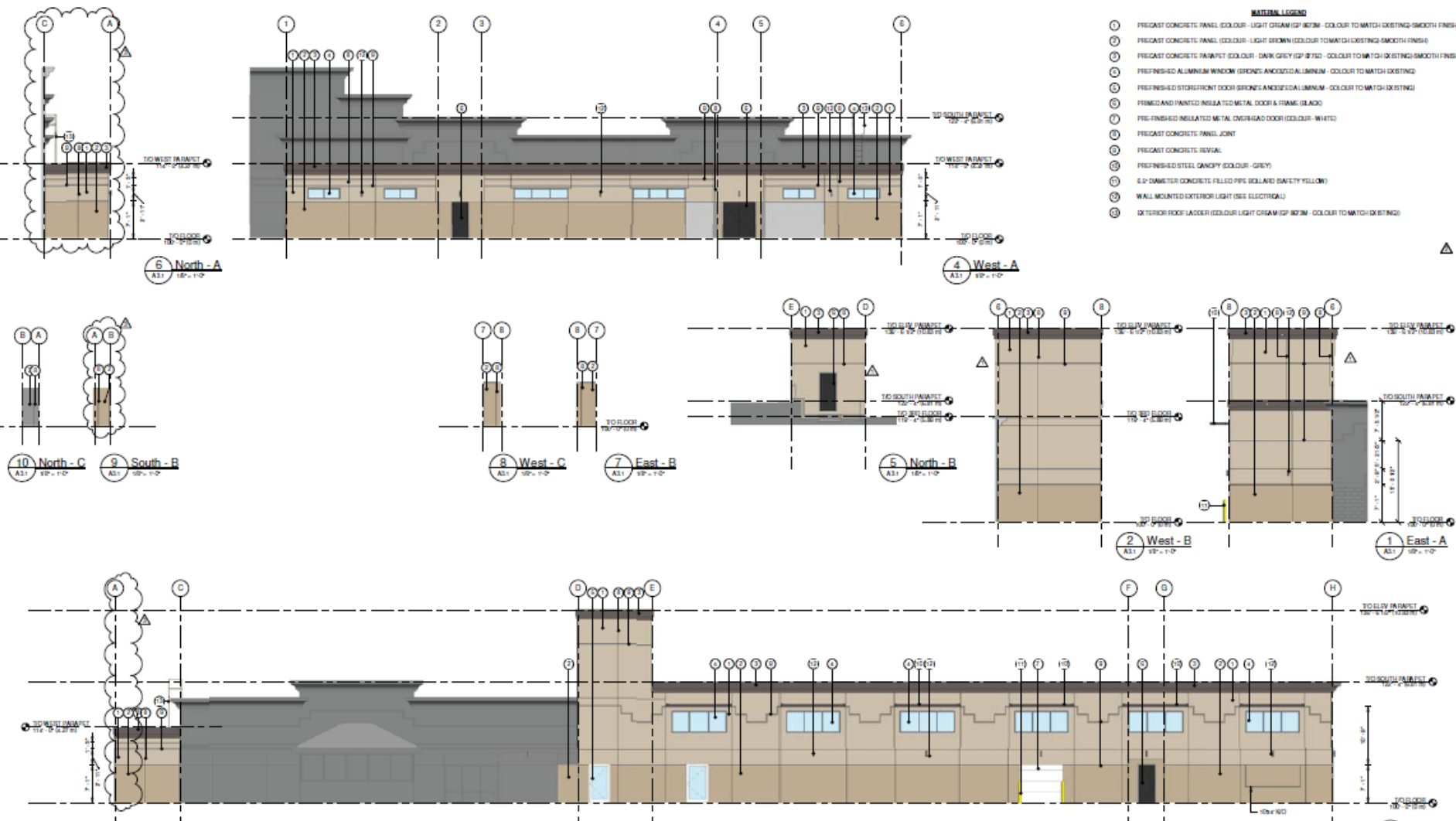
# Project Details

121.8m<sup>2</sup> – West Addition

243m<sup>2</sup> – South Addition



# Project Details





# Text Amendments

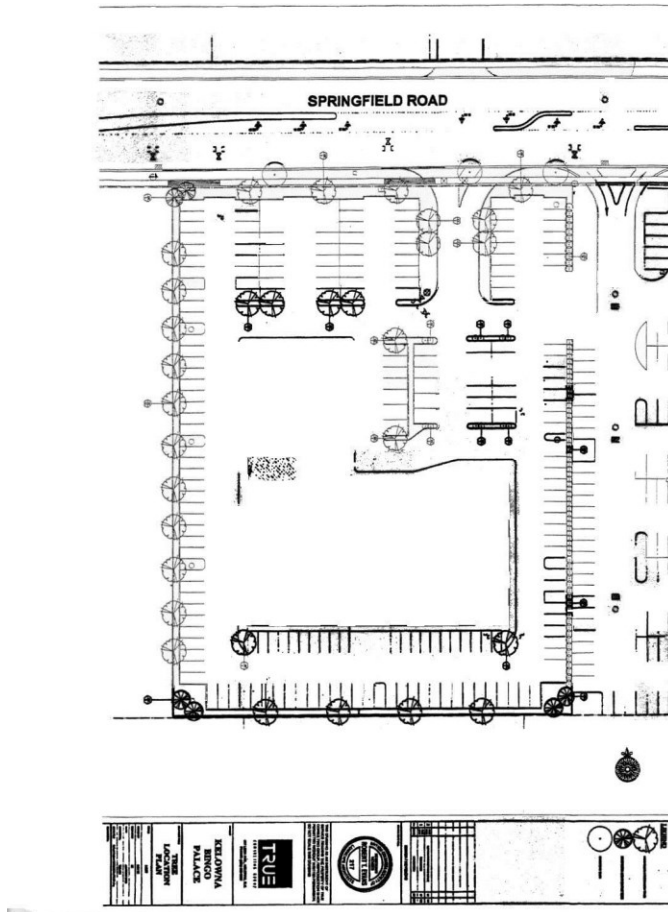
## ► Amend Development Regulations

Development Regulation	CD16 Zone	Proposed
Max. Site Coverage	25%	27.3 %
Min. Side Yard	15.0 m	14.39 m
Min. Rear Yard	21.0 m	15.86 m

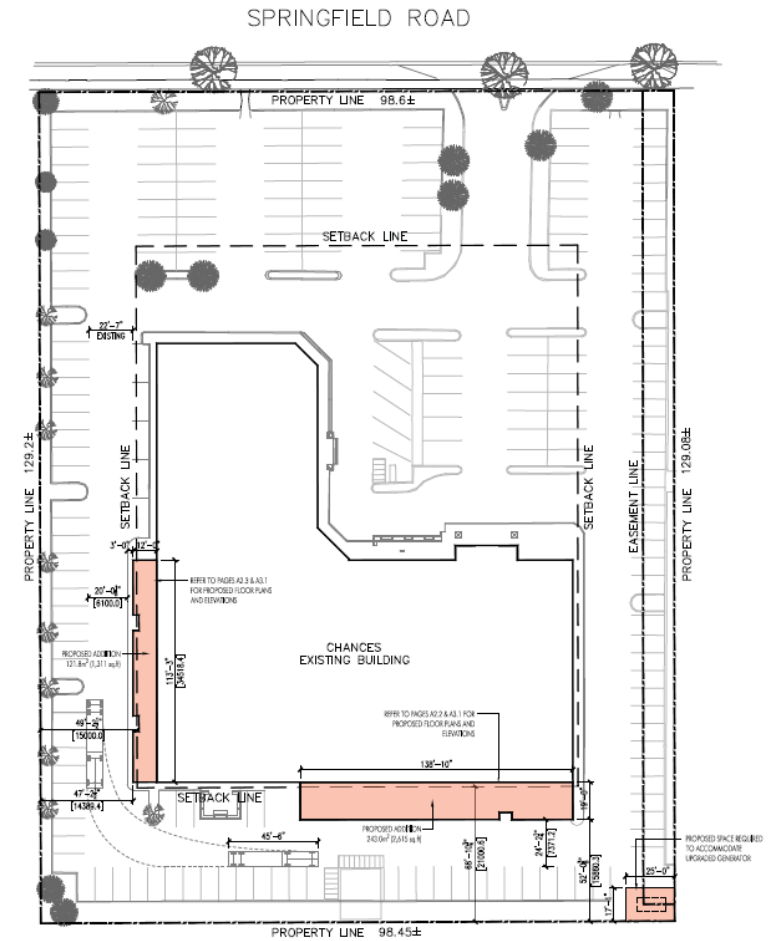
## ► Additional Changes

- In addition, the application proposes a new regulation to lower the double drive aisle width to 6.1m, which isn't defined in the CD16 zone, but is 7.0m in the Bylaw.

# Site Plan



Existing



Proposed

# Future Development

- ▶ Staff understand the applicants have further development plans following the application:
  - ▶ Will require additional development applications
  - ▶ Anticipate to significantly change CD16 Zone
  - ▶ Substantial change to existing building form and scale
- ▶ Applicant is still working through their preferred design and development plans



# Staff recommendation

- ▶ Staff recommend **support** of the proposed Text Amendments
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*